

City Council Referral: Pacific Steel Casting Zoning and General Plan Amendments

Overview & Environmental Impact Report (EIR) Scoping Meeting



**Planning Commission
February 1, 2023**

Presentation Overview



- Background
 - Council Referral
 - Office of Economic Development
- Zoning Text and Map Amendments
- Gilman Forge Concept Plan
- CEQA Process and EIR Scoping Meeting

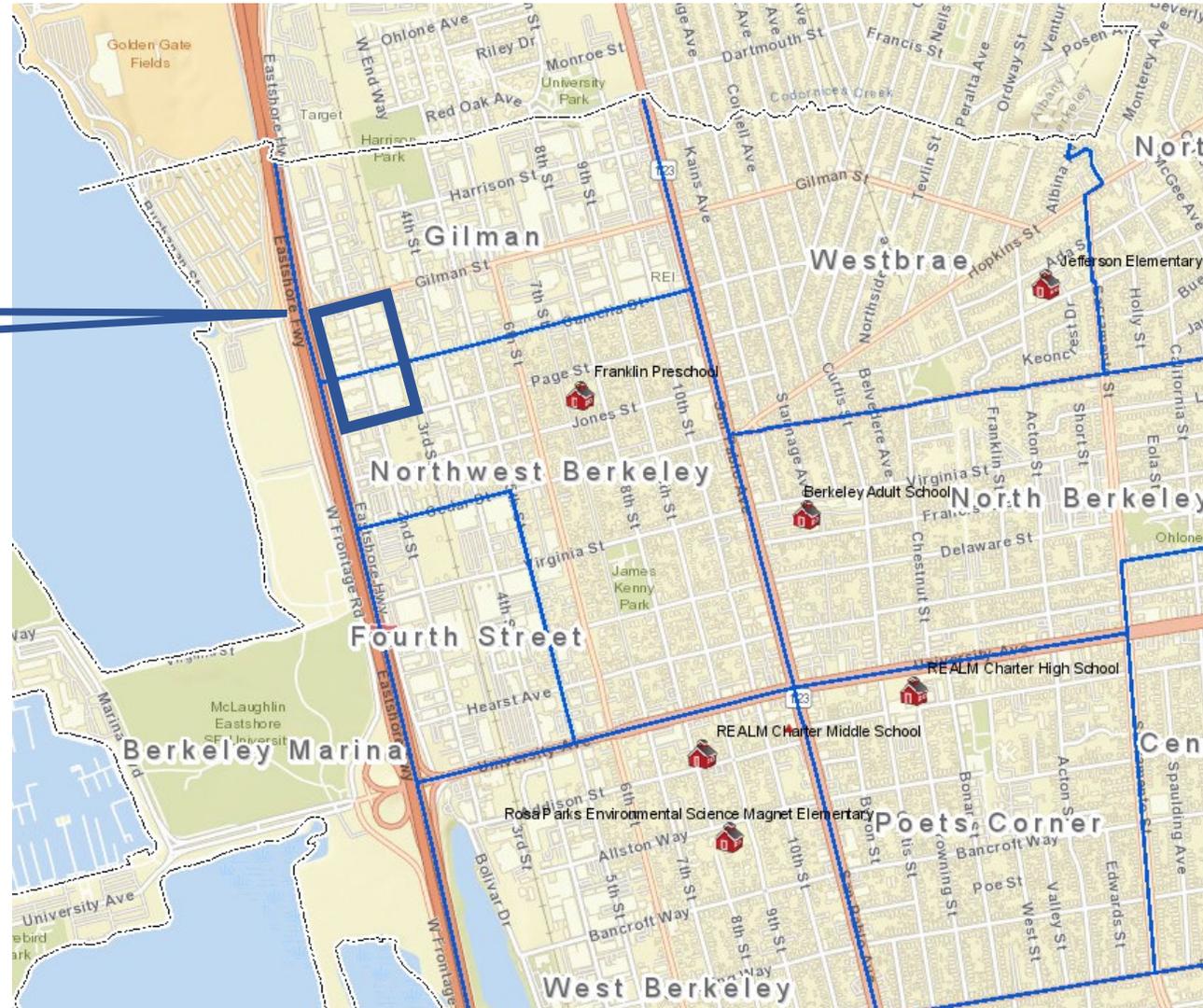
Background

Background: Referral – Pacific Steel Casting Property



Site Context

Project Site



Background: Referral – Pacific Steel Casting Property



Site Context

1433 Eastshore Hwy - Recycling

Berkeley Forge and Tool

600 Gilman – Avis Rental

1306 Third– Live/Work



Amanda Wei Photo

Background: Referral – Pacific Steel Casting Property

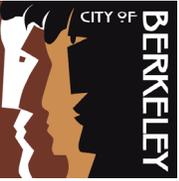


Site Context

Project Area

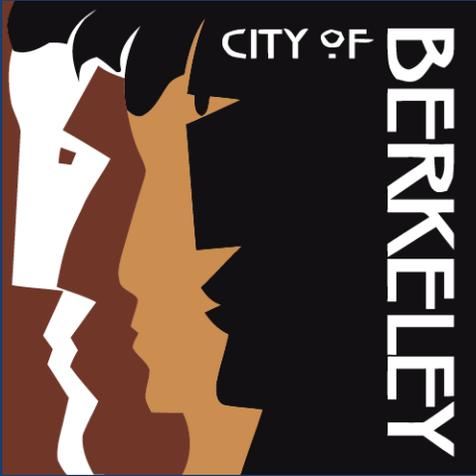


Background: Referral – Pacific Steel Casting Property



Council Recommendation

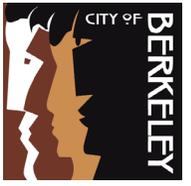
- *Create a zoning overlay—currently zoned Manufacturing and redesignate property as Mixed Use - Light Industrial (MULI) due to the unique issues of public concern.*
- *Include in the overlay allowances to enable all MULI uses and override any existing constraints in Zoning Code on MULI uses for the property.*
- *Interest for mixed-use light industrial uses – biotechnology, laboratories, warehouse, research & development (R&D), commercial, office at the site.*



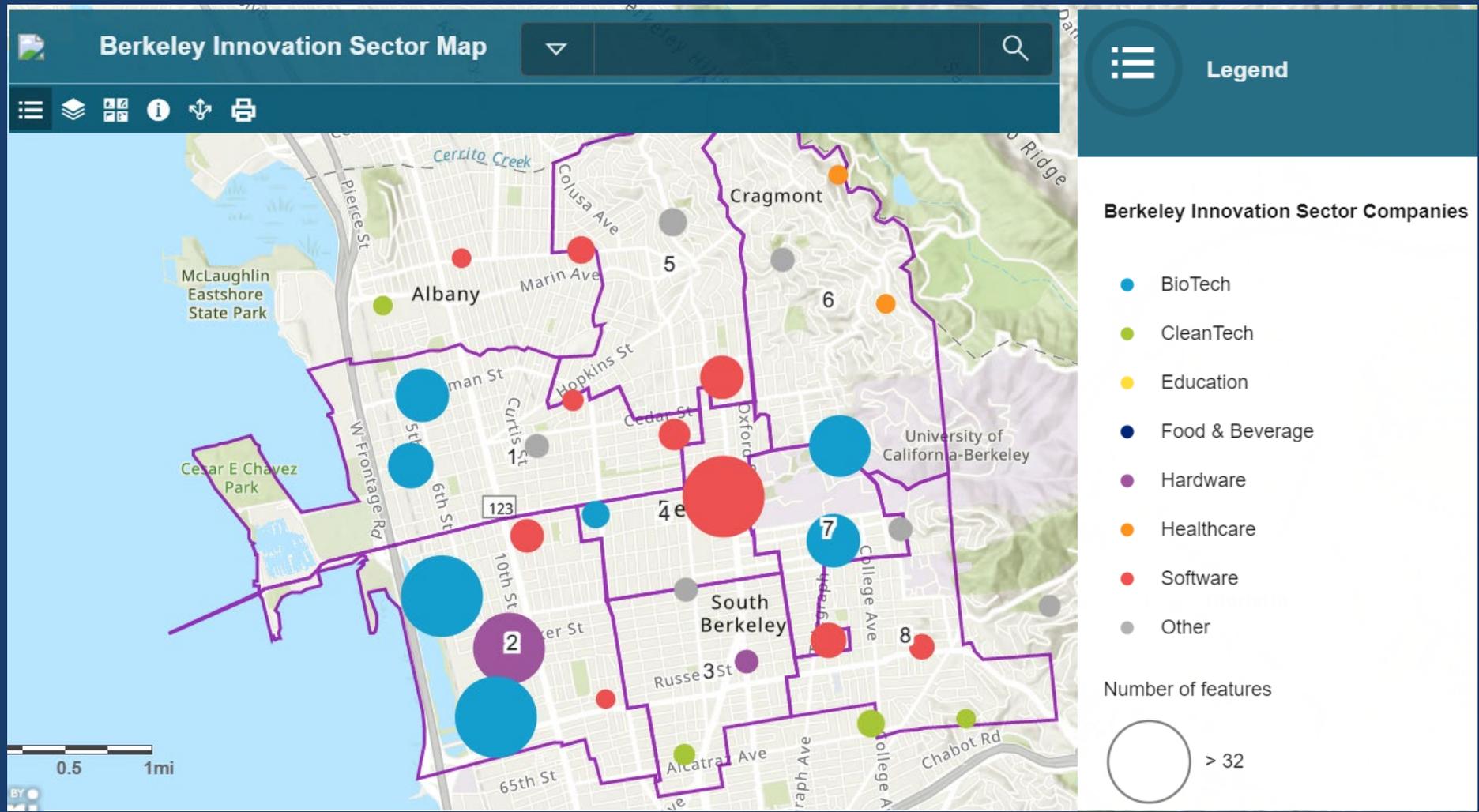
The Innovation Ecosystem in Berkeley — An Economic Snapshot

From the Office of Economic Development

***Planning Commission Meeting
Feb 1, 2022***



R&D in Berkeley



See details on the Berkeley Startup Cluster website: www.berkeleystartupcluster.com/startups

Berkeley: engines of innovation



Berkeley SkyDeck



Bakar BioEnguinity Hub

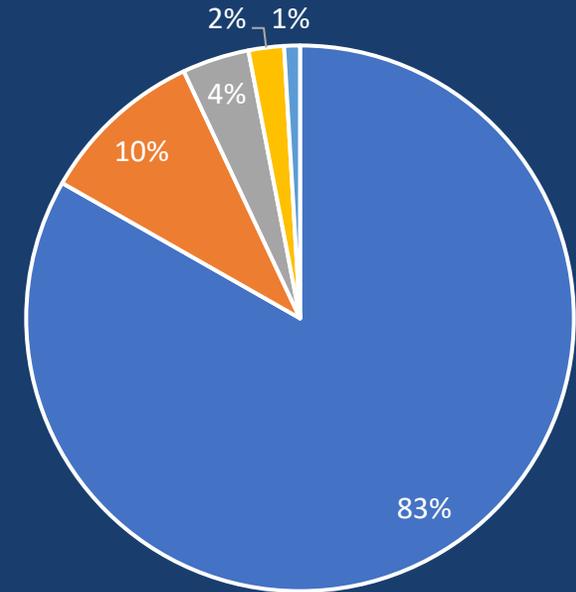


Activate Berkeley at Cyclotron Road



Downtown Berkeley WeWork

Innovation Companies by Growth Stage

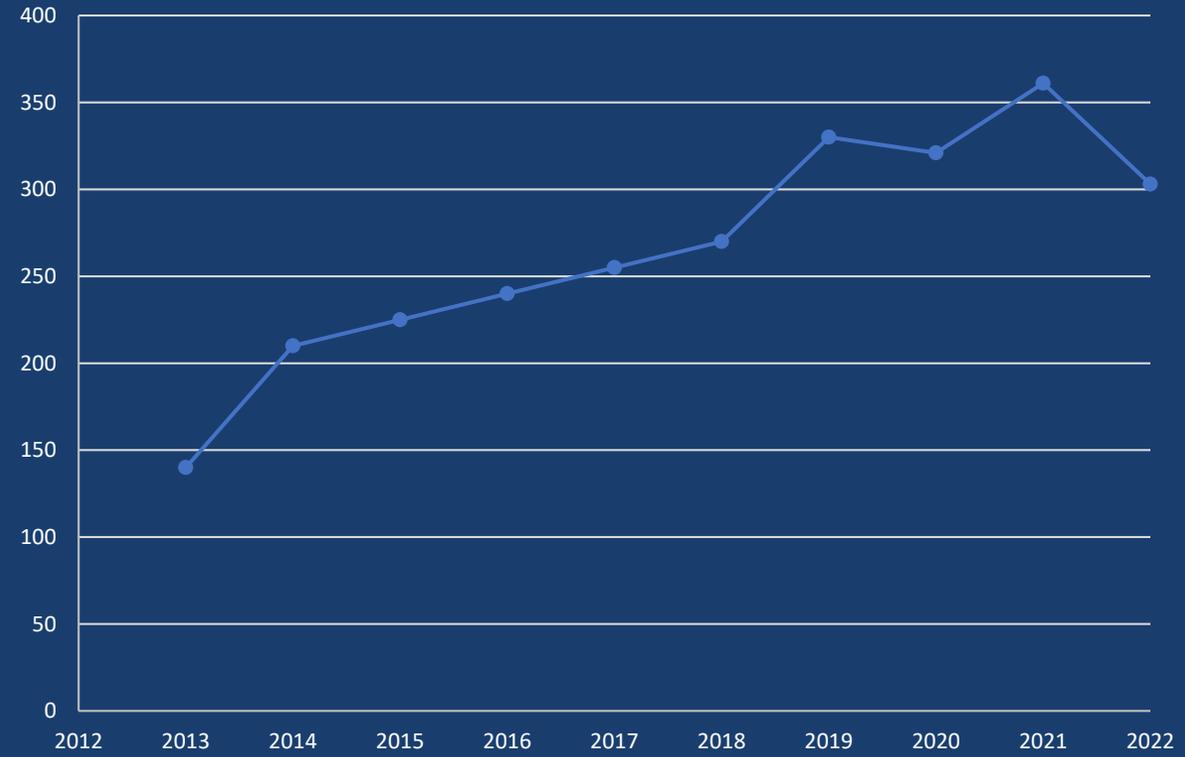


- Startup
- Established Company
- Consulting Company
- Subsidiary Company
- Incubator or Coworking Facility



R&D contributes to wealth creation

Number of Startups in Berkeley



Source: OED, UC Berkeley Pitchbook data

Source: OED, UC Berkeley

62

Berkeley companies raised capital in 2022

\$2.1b

Capital raised by Berkeley innovation companies in 2022

\$5.9m

Govt R&D grants received by companies, 2022

Berkeley Jobs in R&D-Intensive Industries

- 3,600+ Berkeley jobs are in R&D-intensive industries (8% of total private sector)
- \$139,000 average annual wages in R&D-intensive industries
- ~72% in West Berkeley
- Nearly 30% of the overall West Berkeley quarterly payroll (Q1 2022) came from R&D-intensive industries



Photos (left to right): Enchroma, Demetrix, Pivot Bio, Twelve

Job creation potential of R&D activities

R&D firms have a higher rate of job creation than traditional manufacturing.
More R&D firms in West Berkeley → more jobs.

	TRADITIONAL MANUFACTURING	R&D-INTENSIVE MANUFACTURING	LIFE SCIENCES**	R&D-INTENSIVE INDUSTRIES (combined)	R&D
Jobs/Firm*	11	15	16	16	17

Source: CA EDD, Q1, 2022

*Jobs/firm numbers rely on NAICS codes (as per Staff Report) and exclude Bayer as it has a significantly larger number of employees than any other company in this analysis.

** See OED report (Attachment to Staff Report) for discussion on NAICS codes for categorization of Life Sciences

Rezoning Serves as a Catalyst for Community Vitality

Current conditions



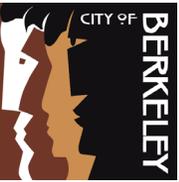
Future job creation



Photos (l-r): OED, Twelve

Zoning Text and Map Amendments

Zoning Amendments: **Pacific Steel Casting Property**



Manufacturing, Research & Development (M-RD) District Purposes

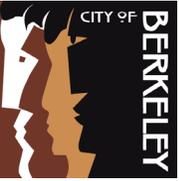
Support industrial & heavy commercial uses, high quality employment for all educational levels, add significantly to the tax base

Allow office, laboratory uses that support high employment density light industrial, research & development uses

Performance standards that protect the environment

Land uses that improve environmental quality while allowing existing industrial uses

Zoning Amendments: Pacific Steel Casting Property



M-RD District Allowed Uses and Development Standards

Use Categories			
Retail and Food and Alcohol Service, Lodging, Entertainment and Assembly, Vehicle Service and Sales			
Industrial and Heavy Commercial			
Incidental and Miscellaneous			

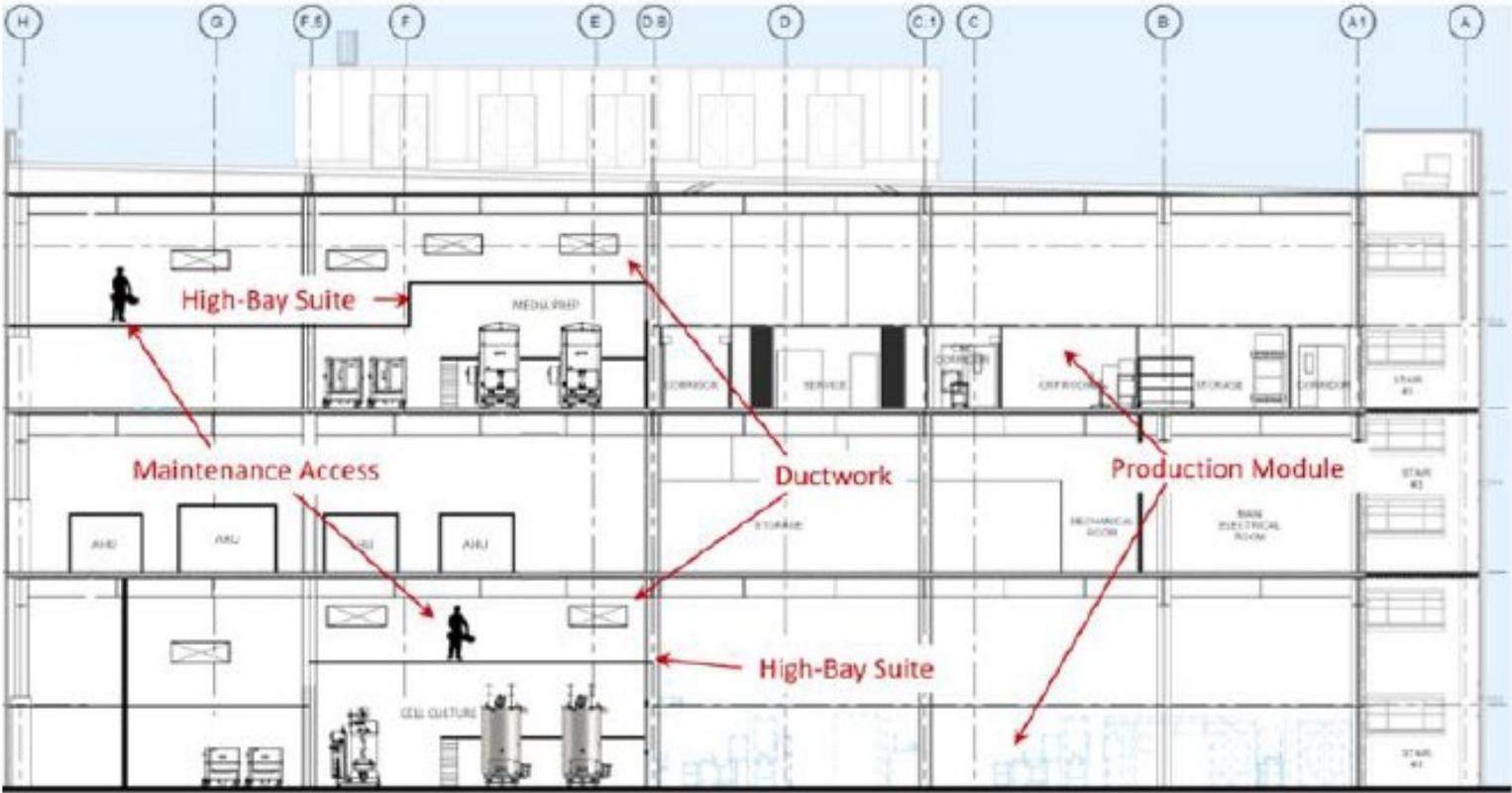
Development Standard	Existing (M)	MU-LI	M-RD
Max. FAR	2	2	No change
Min. Setbacks, Building Separation	None	None	No change
Min. Bicycle Parking (sq. ft.)	1 per 2,000	1 per 2,000	No change

Zoning Amendments: Pacific Steel Casting Property



M-RD District Development Standards

Development Standard	Existing (M)	MU-LI	M-RD
Max. Height (ft.)	45	45	105



16.5 feet
20 feet

Zoning Amendments: Pacific Steel Casting Property



M-RD District Development Standards

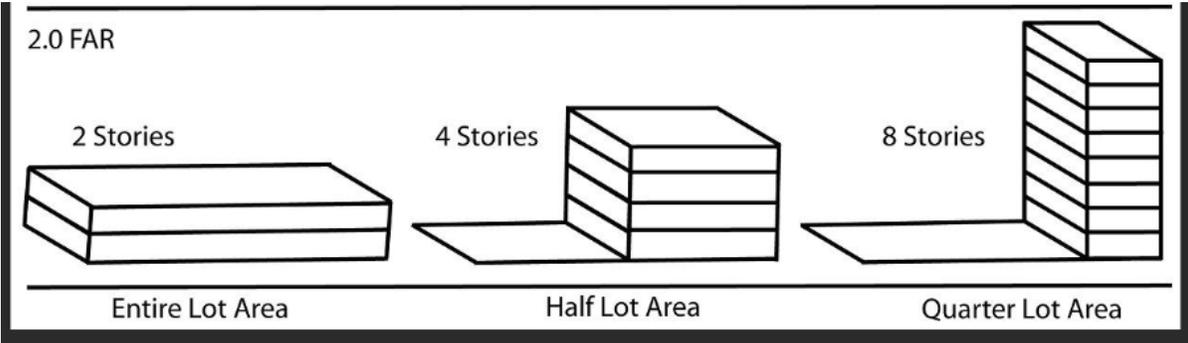
Development Standard	Existing (M)	MU-LI	M-RD
Max. Lot Coverage (%)	100	100	50



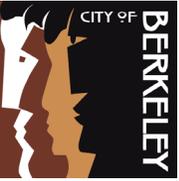
Figure 3: Current Conditions at the corner of Seventh and Carleton Street, looking southwest



Figure 4: Proposed Conditions at the corner of Seventh and Carleton Street, looking southwest



Zoning Amendments: Pacific Steel Casting Property



M-RD District Development Standards

Development Standard	Existing (M)	MU-LI	M-RD
Min. Off Street Parking (sf.)			
All non-residential uses except uses listed below		2 per 1,000	1 per 1,000
Laboratories		1 per 650	1 per 1,000
Manufacturing		1 per 1,000 for spaces < 10,000 sf 1 per 1,500 for spaces 10,000 sf +	No change
Storage, Warehousing, wholesale trade			

Zoning Amendments: **Pacific Steel Casting Property**

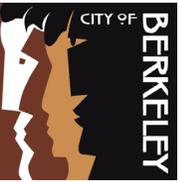
Open Space

- *Furtheres district purpose to develop urban campus-like environment, amenities for employees and visitors*
- *Complements additional height*
- *Common and/or privately-owned public open space*



Figure 5: Bayer Campus under Proposed Conditions

Zoning Amendments: Pacific Steel Casting Property



Objective Design Standards

- *High-quality design & site planning*
- *Improve Gilman Industrial Entry Corridor*



Gilman Forge Concept Plan



Berkeley Forge Project Preview

Planning Commission

CEQA Scoping - February 1, 2023

SPUR Capital LLC

Site History

- Heavy industrial and warehouse uses for over a century
- Now, suffering from severe neglect
- Environmentally impacted soils and water quality within the project vicinity
- Community complaints about odors, air quality, crime, street conditions, and homeless encampments



Berkeley City Council Recent Actions

April 2021

City Council adopted a “referral” to Planning staff to rezone parcels from Manufacturing (M) to Mixed-Use Light Industrial (MU-LI) *“to enable all MU-LI uses and override any existing constraints”* and incentivize purchase of the site

June 2022

City Council adopted the rezoning of the Pacific Steel Casting parcels as its #1 ranked policy priority (with funding for this CEQA document)

Project Benefits

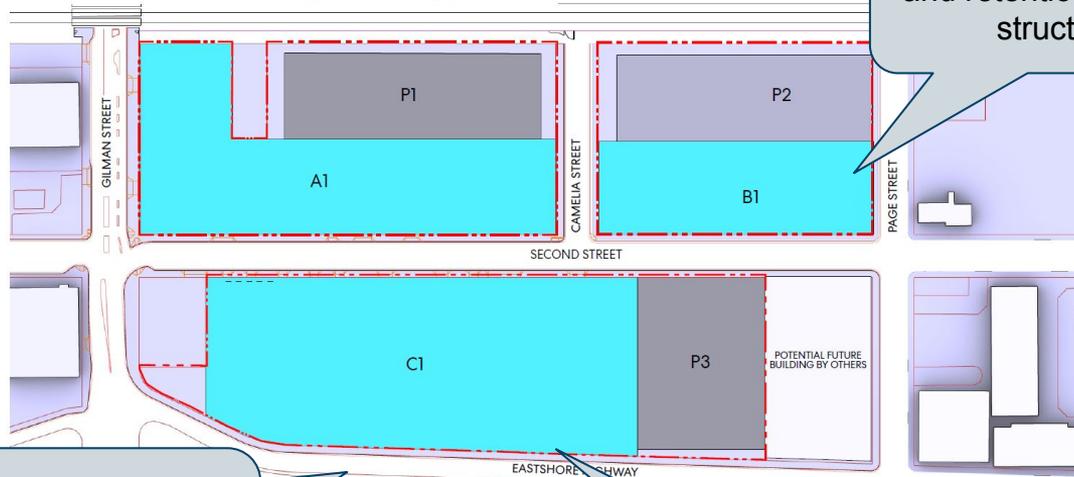


- ★ Fund unpaid union pensions
- ★ Generate range of jobs
- ★ Increase tax revenue and City fees
- ★ Clean up toxic soils
- ★ Revitalize blighted site
- ★ Invest in West Berkeley community: new uses and people, public open space, streetscape, bioswales, and stormwater management



MU-LI 45' Height Limit Not Feasible for R&D

SPUR Gilman Gateway: 45' Height Plan



Eliminates open space and retention of crane structure

Floor plates too large to meet R&D needs

Limits architectural interest and placemaking

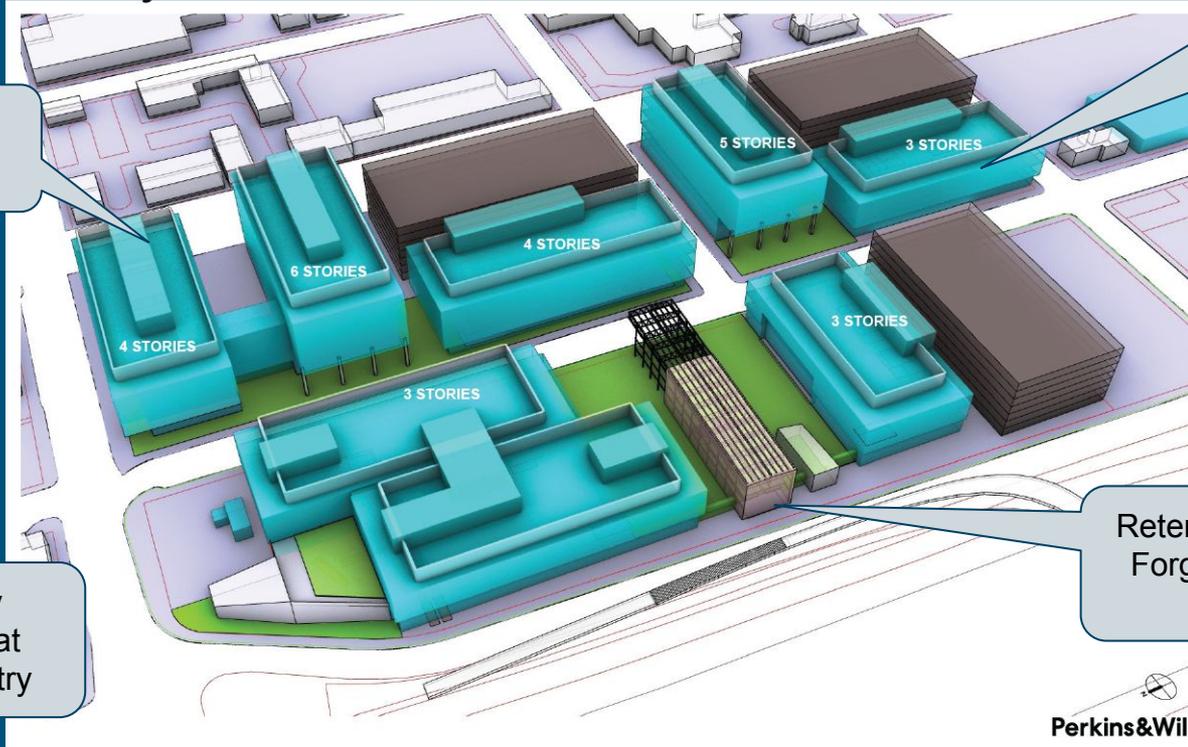


50% Lot Coverage Not Feasible for R&D

- Concept Plan shows 75% coverage (less than what is covered now)
- Requires stacking parking and building
- Buildings would be 6-9 stories to achieve 2.0 FAR (too tall for chemical restrictions in bio/life science)
- Constrains ground-floor loading, equipment, and R&D needs
- Limits placemaking and high-quality ground-floor facade



Conceptual Plan - Placemaking



75% Lot Coverage

Gateway Features at Gilman Entry

Proposed building modulation (3-6 stories 55 to 105 ft.)

Retention of Berkeley Forge & Tool Crane Structure

600 Addison St.



742 Grayson St.



787 Bancroft Way



Current process is working without design standards

The standard design review process is yielding best in class R&D projects

Zoning Amendments

Proposed Zoning District	Project Application/City Council Referral
Add 50% lot coverage	Maintain MU-LI standards
Add open space standard	Maintain MU-LI standards
Develop design standards	Maintain MU-LI standards and standard DRC Review
General Plan & West Berkeley Plan Amendments	None. Maintain MU-LI standards

What the Project Needs to Move Forward - Implement City Council referral: rezone to MU-LI “to enable all MU-LI uses and override existing constraints” (i.e., increased height and no protected use requirement)

Vision



Process & Timeline

September 2022

Rezoning
application
submitted

Environmental
Review (CEQA)

Spring 2023

Public Hearings
on Rezoning:

Planning
Commission

Landmarks
Preservation
Commission

City Council

Spring 2023

Project
application
submittal

Fall 2023 -
Spring 2024

Public Hearings
on Project:

Design Review
Commission

Zoning
Adjustments
Board

TIME IS OF THE ESSENCE!

What the Project Needs to Move Forward - Implement City Council referral: rezone to MU-LI "to enable all MU-LI uses and override existing constraints" (i.e., increased height and no protected use requirement)



CEQA Process & EIR Scoping Meeting

Gilman Gateway Rezone Project

Draft EIR Scoping Session – Planning Commission

February 1, 2023

PRESENTATION OVERVIEW

- Purpose of Scoping Session
- California Environmental Quality Act (CEQA) Overview
- Topics to be Addressed in the EIR
- EIR Procedural Steps and Public Input Opportunities
- Environmental Review Schedule
- Public Comment

PURPOSE OF SCOPING

Receive comments from the public and agencies regarding the scope of the environmental document to be prepared for the project, including:

- Key environmental issues of concern
- Potential mitigation measures
- Potential alternatives for consideration

CEQA OVERVIEW

As a State law, CEQA mandates that lead agencies identify and disclose the significant environmental effects of projects or plans under their jurisdiction and either:

- Avoid significant environmental effects, where feasible; or
- Mitigate significant environmental effects, where feasible.

As lead agency, the City has determined that an Environmental Impact Report is the appropriate CEQA document to evaluate the potential effects of the project

CEQA OVERVIEW - EVALUATION PROCESS

- Identify baseline (existing) and cumulative environmental conditions
- Define significance threshold for each topic
- Conduct environmental analysis
- Conduct impact analysis to measure the change between baseline conditions and conditions during and after project implementation and how that relates to the significance threshold
 - Impacts are direct physical changes in the environment
 - Economic and social changes are not physical environmental impacts and are not required to be evaluated under CEQA

TOPICS ANTICIPATED TO BE ADDRESSED IN THE EIR

Air Quality

Cultural and Tribal Resources

Energy

Greenhouse Gas Emissions

Hazards and Hazardous Materials

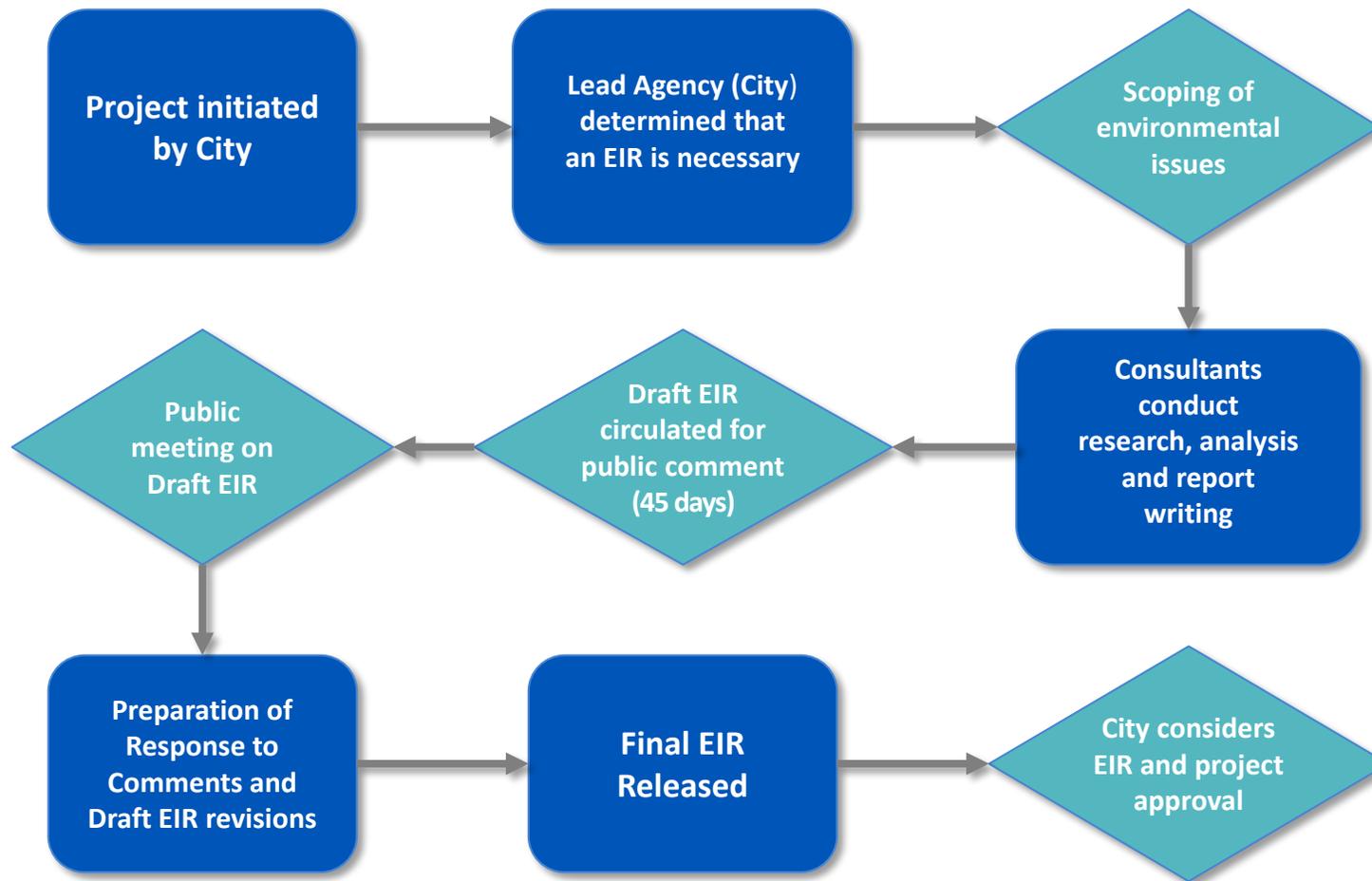
Hydrology and Water Quality

Land Use and Planning

Transportation

Alternatives

EIR PROCEDURAL STEPS AND PUBLIC INPUT OPPORTUNITIES



ENVIRONMENTAL REVIEW SCHEDULE

Milestone	Date
Publication of Notice of Preparation (NOP)	December 21, 2022
Draft EIR Scoping Session - Planning Commission	February 1, 2023
Draft EIR Scoping Session - LPC	February 2, 2023
End of 60-day NOP Comment Period	February 27, 2023
Publication of Draft EIR and Notice of Availability	Summer 2023
Draft EIR Comment Session	Late Summer 2023
Close of Draft EIR Comment Period	Late Summer 2023
Publication of Response to Comments on Draft EIR	Fall 2023
EIR Certification Hearings	Early Winter 2023

Zoning Feedback and EIR Scoping Comments

Feedback and Comments: **Zoning and EIR**

Zoning Questions to Consider

- *Do the proposed development standards help achieve the objective of the Council referral?*
- *Should the range of allowed uses be more targeted than MULI?*
- *Should open space and/or objective design standards be included?*

EIR Scoping Topics to Consider

- *Key environmental issues of concern*
- *Potential mitigation measures*
- *Potential alternatives for consideration*

PUBLIC COMMENT

Written comments on the scope of the Draft EIR
can be submitted until
Monday, February 27, 2023, before 5:00 p.m. to:

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